



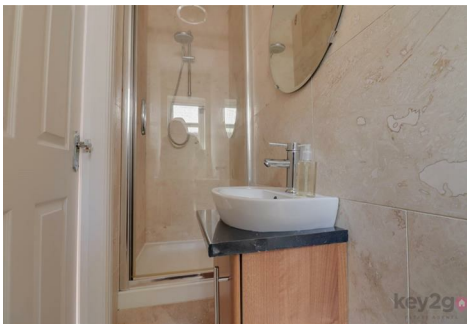
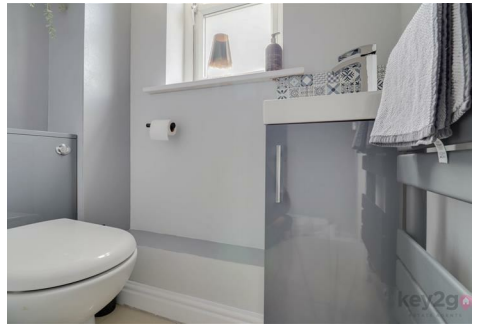
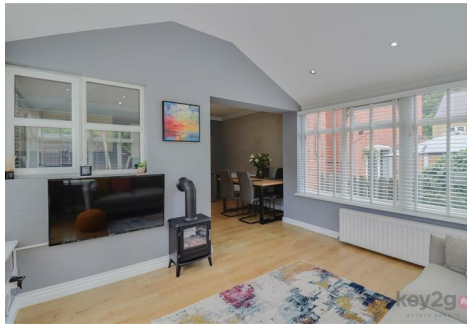
Marketing Preview



17 Kings Mews, Eckington, Sheffield, S21 4JB

£350,000

Bedrooms 4, Bathrooms 3, Reception Rooms 2



**** GUIDE PRICE £350,000 - £360,000 ** A VIEWING IS A MUST TO FULLY APPRECIATE THIS STUNNING HOME!** A fantastic opportunity to purchase this beautifully presented four-bedroom detached property, situated on a sought-after residential estate. Offering spacious and versatile accommodation, the property benefits from ample reception space, a downstairs W/C, and stylish interiors throughout. Further benefits include ample off-road parking, a garage, and a south-facing enclosed rear garden. Ideally located close to local amenities and offering excellent road links to Sheffield, Chesterfield, and the M1 motorway, this is the perfect family home.

SUMMARY

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Enter into the welcoming hallway with stairs rising to the first floor and doors leading to the downstairs W/C and lounge. The downstairs W/C is fitted with a wash basin and W/C. The spacious lounge benefits from a useful storage cupboard and a door leading through to the modern kitchen/diner. The generously sized kitchen/diner is fitted with a range of wall and base units, wine storage, an oven, hob and extractor fan, integrated dishwasher, and space for a full-height fridge/freezer and washing machine/tumble dryer. Open to the conservatory, this bright additional living space features a log burner, windows to all sides, and patio doors opening onto the rear garden.

Stairs rise to the first-floor landing, which provides access to the four bedrooms, family bathroom, and a useful storage cupboard housing the boiler. The principal bedroom is a generous double, benefiting from fitted wardrobes and storage, together with an ensuite shower room comprising a walk-in shower cubicle, vanity unit with wash basin, and W/C. Bedroom two is a further generous double bedroom with the added advantage of an ensuite fitted with a shower cubicle, wash basin, and W/C. Bedroom three is a double bedroom with a window to the front, while bedroom four is a single bedroom with a window overlooking the rear. Completing the accommodation is the stunning modern family bathroom, fitted with a bath and a vanity unit incorporating a wash basin and W/C.

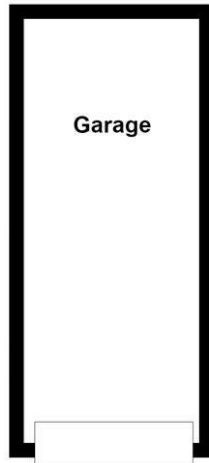
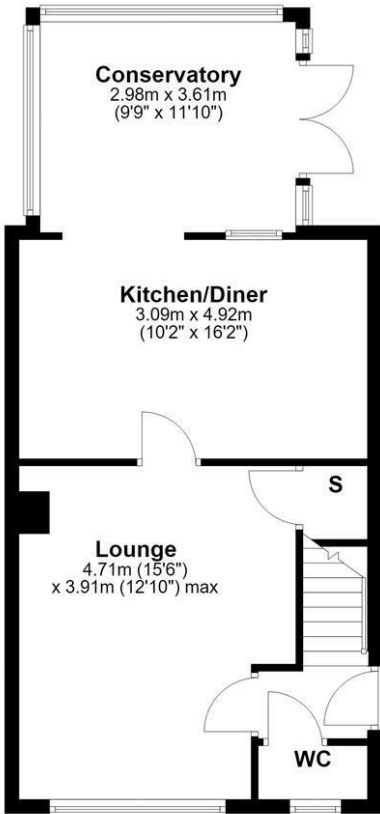
To the front of the property is a lawn, a driveway providing ample off-road parking, access to the garage, and a gate leading to the rear garden. The enclosed rear garden is well presented and features a decked seating area, a generous lawn, and a further decked seating area, creating an ideal space for relaxing and entertaining.

PROPERTY DETAILS

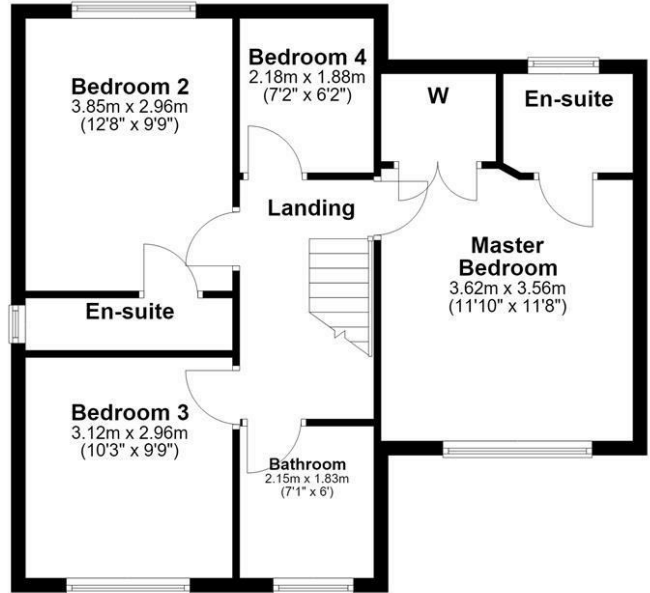
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - NORTH EAST DERBYSHIRE COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

